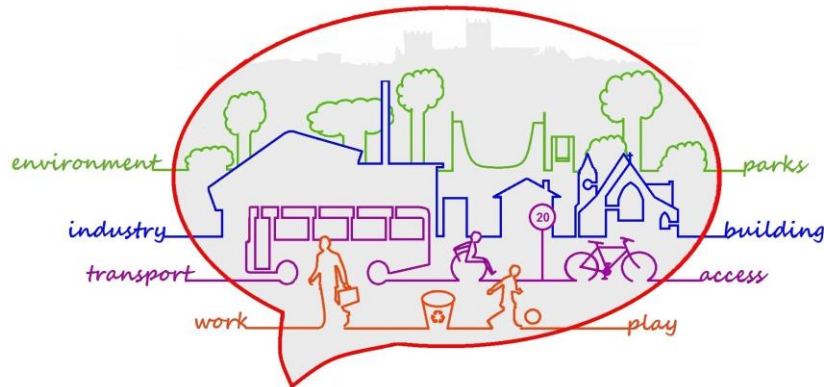


Hykeham Neighbourhood Plan



'Have your say, have it your way'.

HYKEHAM NEIGHBOURHOOD PLAN

2016-2036

SOUTH HYKEHAM CHARACTER APPRAISAL 2015




Contents



1	Introduction	3
2	Character Appraisal.....	3
3	Defining Characteristics & Design Principles	7
4	Background Information	8




1 Introduction

1.1.1. The following character appraisal was undertaken by members of South Hykeham Parish Council in 2015.

2 Character Appraisal

Spaces	
<ul style="list-style-type: none"> – Field, school, graveyard, wide grass verge used by villagers and walkers – Green borders around the outside of the village – Many footpaths – Two bridle ways used by walkers 	
Layout	
<ul style="list-style-type: none"> – Linear – Narrow footpaths generally on one side of the road only 	
Streetscape	
<ul style="list-style-type: none"> – Lamp Post Standard – Public seat outside Church, Pump Hill – Boulders – Mainly hedges and fencing, some brick – Litter and dog bins 	

<p>Buildings</p> <ul style="list-style-type: none"> ✓ Most of the village was built late 1800s/early 1900s. Detached and semi-detached, infill building in same style as original which are varied in small ways ✓ Built in bricks mainly (Lincoln Reds) slate or tiled roofs 	
<p>Roads, Streets, Roofs</p> <ul style="list-style-type: none"> – Traditional two way lanes – Narrow country lane – Footpath one side – Rural footpaths radiating from village (Danis law way) – Mill Lane – Cycle/Footpath to north Hykeham 	

Green Natural Features	
<ul style="list-style-type: none"> – Variety – Tree in church grounds. Many trees throughout village – A mound in the centre of the village with a large lime tree, known as Pump Hill – once was the location of the village pump 	
Topography	
<ul style="list-style-type: none"> – Mainly flat 	
Landmarks	
<ul style="list-style-type: none"> – Church 	

Land Uses

- Residential
- Two offices
- Church with cemetery. School/sports field
- Tyre workshop outside village curtilage
- Boundary Lane Industrial Estate, large and small units
- Around village surrounding land is in agricultural use

Nearby uses include:

- Gateway Park – Businesses
- Bentley Hotel
- Pennell's – Garden Centre
- Poppyfields – large housing estate
- Boundary Lane – Small businesses

Views

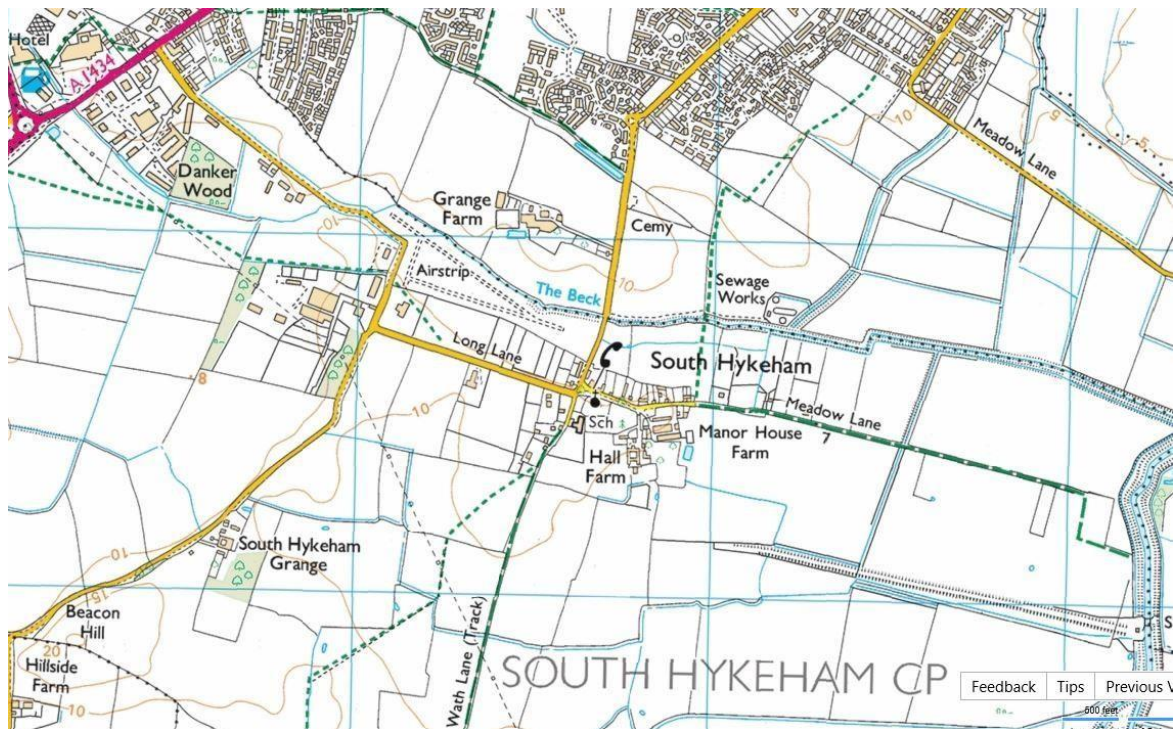
- North view – fields and Cathedral
- In the east various places in the village across open fields
- To the Lincoln Ridge (Waddington, Harmston, Lincoln)
- The west views to Aubourn. Open fields
- Views towards the village from public footpaths and bridleways

3 Defining Characteristics & Design Principles

- New development within South Hykeham village should directly reflect and respond to the character of the village as illustrated within this Character Appraisal.
- South Hykeham old village is unique in character and style. It has distinctive building materials principally Lincoln Red brick and slate or clay pantile roofs. Boundary treatments to the road frontages are mainly low brick wall and/or hedging, with larger boundaries and those to open space being characterised by traditional post and rail fencing. Footpath arrangements reflect the village's heritage and the surrounding land uses. Without precluding contemporary design new development should respect this local pallet of materials and the built form within the village.
- Green spaces, grass verges and green borders around the outside of the village form part of its character and amenity. New development should reflect this character in landscape and streetscape treatments.
- The green space around the Grade II* Listed St Michael and All Angels Church is important to the character of the Village and is recognised in the CLLP as an 'Important Open Space' (Local Green Space Policy). Development will not be supported where it impacts on the unbroken verges and hedgerow on Meadow Lane, or has any detrimental impact on the setting of the listed building. This demand is consistent with the NPPF which states that local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. On that basis development deemed to be "inappropriate" in a Local Green Space should not be approved except in very special circumstances and substantial weight should be given to any harm to a Local Green Spaces. It is important to note that "very special circumstances" will not exist unless the potential harm to a Local Green Space and any other harm is clearly outweighed by other considerations.
- South Hykeham is part of an active farming community with access to fields from the village via two bridle paths – Meadow Lane and Water Lane. Green footpaths and dyke sides are used by the community for recreation and exercise. Where possible and proportionate new development should provide or contribute to additional green footways.
- South Hykeham has a strong rural character. Dykes around the village and fields nearby are used as part of the flood scheme for surrounding areas, North Hykeham and Lincoln. New development should include sustainable drainage solutions and incorporate green design initiatives aimed at reducing carbon emissions.

4 Background Information

Public footpaths around South Hykeham village



Listed Buildings

1. Church of St Michael, Grade II*
2. Church Farmhouse, Grade II

